

200 SEP 22 PM 2:02

MT51716-LW
WARRANTY DEED

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LORENA N. WELLINGTON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KURT SCHMIDT and APRIL SCHMIDT, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 46, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3511-013AO-00300-000

279184

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$9,250.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 22932 Dune Near Dr. Lake Forest CA 92630

Dated this 22 day of September, 2000.

Lorena N. Wellington

LORENA N. WELLINGTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 22, 2000 by LORENA N. WELLINGTON.

Lisa Weatherby

(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT51716-LW

Return to:

KURT SCHMIDT

22932 Dune Near Dr.

Lake Forest, CA

92630



State of Oregon, County of Klamath
Recorded 09/22/00, at 2:02 p.m.
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Linda Smith,
County Clerk Fee \$ 21.00